



CUMBERLAND TERRACE, REGENT'S PARK, LONDON NW1

PRICE £3,250,000
LEASEHOLD
JOINT SOLE AGENTS

For further information,
please call our
Regent's Park
office on 020 7723 9988

A unique opportunity to acquire a classically restored apartment of 1,678 sq ft (155 sq m) situated in one of Regent Park's finest Nash Terraces.

Featuring a secluded private roof terrace commanding spectacular west facing views over Regent's Park, the apartment is presented in immaculate decorative order throughout and has the additional advantage of a self contained studio apartment situated in Cumberland Terrace Mews.

Cumberland Terrace is located on the quieter Eastern side of Regent's Park with easy access to the shops and restaurants of Marylebone High Street and the West End. There are excellent transport facilities with both Great Portland Street and Regent's Park underground stations close by and by car, easy access to the A40M.

Regent's Park Office

213-215 Gloucester Place, Regent's Park, London NW1 6BU
T: +44 (0)20 7723 9988 F: +44 (0)20 7723 9958 E: sales@sandfords.com

Marylebone Village Office

6 Paddington Street, Marylebone Village, London W1U 5QG
T: +44 (0)20 7224 4994 F: +44 (0)20 7224 4989 E: sales@sandfords.com





Accommodation

Principal bedroom with dressing area and en-suite bathroom, bedroom, shower room, reception room, dining room, terrace, study, kitchen, store room, and self contained studio flat.

Benefits

- § Secluded, private, roof terrace
- § Spectacular views over Regent's Park
- § Immaculate decorative order
- § Self contained studio flat
- § Lock-up garage and off street parking
- § Three storage rooms
- § Landscaped communal gardens
- § Resident porter

Tenure

Leasehold, with approximately 104 years remaining.

Ground Rent

Approximately, £2,500 per annum,

Service Charge

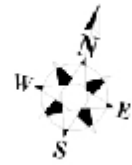
Approximately, £15,000 per annum.

Price

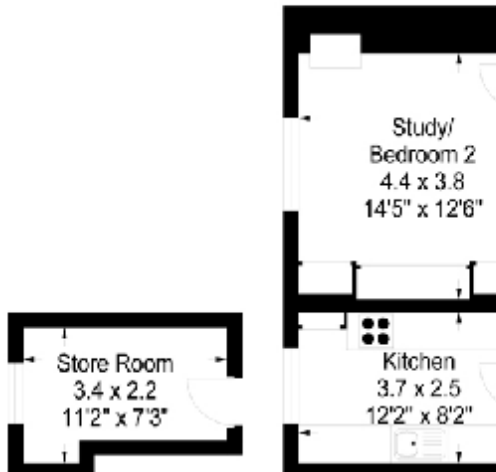
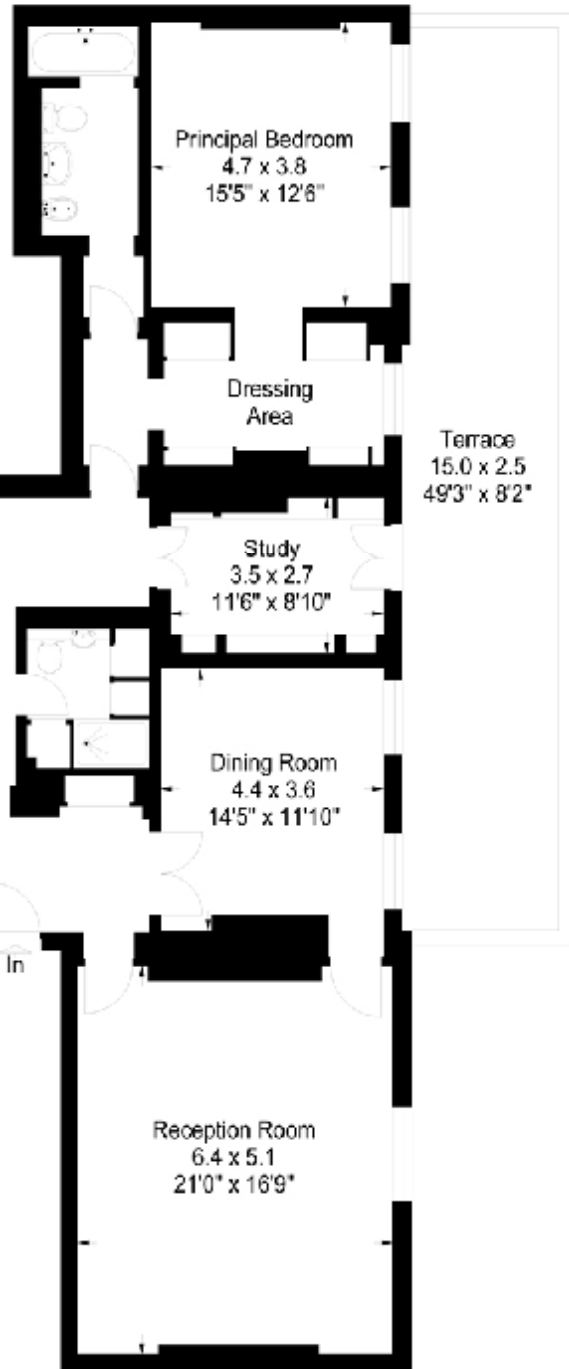
£3,250,000 subject to contract.

42 Cumberland Terrace, London NW1

Approximate Gross Internal Floor Area:
 Flat 42 - 155 sq.mts / 1678 sq.ft.
 (Not Including Basement)
 Mews Flat - 32 sq.mts. / 345 sq.ft.



First Floor (Mews)



Basement

Third Floor

Not to Scale

This plan is a copy of existing drawings and is for guidance only. It must not be relied upon as a statement of fact.

Please note that we have not checked the working condition of the appliances or services. All measurements are made using a sonic tape measure and are subject to a small margin of error. Sandfords as agents for the vendor or lessor and for themselves give notice that: (1) these particulars are provided merely as a general guide to the property and are not and shall not hereafter become part of any offer or contract. (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Sandfords or their servants. Purchasers or Lessees should not rely on these particulars as statements or representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy and fullness. (3) Neither the Vendor nor any person in the employ of Sandfords has any authority to make or give any representation or warranty whatsoever in respect of the property. Sandfords & Cooper Estates Limited. Registered in England No. 2961709.